

JENSEN BLOCK EXTERIOR STAIRS AND DECKS

601 EASTLAKE AVE E, SEATTLE WA 98109

ABBREVIATIONS

A
AA ATTIC ACCESS
AB ANCHORBOLT
ABV ABOVE
ACC ACCESSIBLE
ACOUS ACOUSTICAL
ADA AMERICANS WITH DISABILITIES ACT
ADDL ADDITIONAL
ADJ ADJUSTABLE
AFF ABOVE FINISH FLOOR
AL ALUMINUM
ALT ALTERNATE
APPROX APPROXIMATE
APT APARTMENT
ARCH ARCHITECT (URAL)
AVE AVENUE

B
BD BOARD
BIBS BLOWN IN BATT SYSTEM
BITUM BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BLVD BOULEVARD
BM BEAM
BO BOTTOM OF
BOT BOTTOM
BR BEDROOM
BSMT BASEMENT
BUR BUILT UP ROOF

C
CAB CABINET
CALC CALCULATION
CB CATCH BASIN
CER CERAMIC TILE
CIP CAST-IN-PLACE (CONCRETE)
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CONTR CONTRACT (OR)
COORD COORDINATE
CORR CORRIDOR
CRT CARPET (ED)
CSMT CASEMENT
CT CARPET TILE

D
D DRYER, DEEP
DEMO DEMOLISH/DEMOLITION
DEPT DEPARTMENT
DET DETAIL
DF DRINKING FOUNTAIN
DIAM DIAMETER
DIM DIMENSION
DN DOWN
DO DITTO
DR DINING ROOM, DOOR
DS DOWNSPOUT
DW DISHWASHER
DWG DRAWING
DWR DRAWER

E
E EAST
EA EACH
EIFS EXTERIOR INSULATION
AND FINISH SYSTEM
EL ELEVATION
ELEC ELECTRIC (AL)
ELEV ELEVATOR
ENCL ENCLOSE (URE)
EP ELECTRICAL PANEL
EQ EQUAL
EQUIP EQUIPMENT
ESMT EASEMENT
EST ESTIMATE (D)
EW EACH WAY
EXH EXHAUST
EXP EXPANSION
EXST EXISTING
EXT EXTERIOR

F
FAC FACTORY
FAM FLUID APPLIED MEMBRANE
FCIO FURNISHED BY CONTRACTOR;
INSTALLED BY OWNER
FD FLOOR DRAIN
FDN FOUNDATION
FE FIRE EXTINGUISHER
FEP FINISHED END PANEL
FIN FINISH (ED)
FL FLASHING
FLR FLOOR
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUDS
FOIA FURNISHED BY OWNER;
INSTALLED BY ARTIST
FOIC FURNISHED BY OWNER;
INSTALLED BY CONTRACTOR
FPL FIREPLACE
FRT FIRE RETARDANT TREATED
FT FOOT, FEET
FTG FOOTING
FURN FURNITURE, FURNISHE(D)

G
GA GAGE
GALV GALVANIZED
GAR GARAGE
GB GRAB BAR
GENL GENERAL
GL GLASS
GLU LAM GLUE LAMINATED
GOVT GOVERNMENT
GYP GYPSUM
GWB GYPSUM WALL BOARD

H
H HIGH
HB HOSE BIBB
HC HANDICAPPED
HDWD HARDWOOD
HDWE HARDWARE
HGT HEIGHT
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HYDRO PANEL FOR GAS,
HOT WATER FAN COIL UNIT
HR HOUR
HTR HEATER
HVAC HEATING, VENTILATION,
AND AIR CONDITIONING

I
IBC INTERNATIONAL BUILDING CODE
ID INSIDE DIAMETER
IIC IMPACT INSULATION CLASS
INCL INCLUDING
INSUL INSULATION
INT INTERIOR
INTL INTERNATIONAL RESIDENTIAL CODE

K
KIT KITCHEN

L
LAM LEFT, LONG
LAU LAMINATE(D)
LAU LAUNDRY
LAV LAVATORY
LB POUND
LNDY LAUNDRY
LOC LOCATION
LR LIVING ROOM
LRG LARGE
LT LIGHT
LTG LIGHTING

M
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MBR MASTER BEDROOM
MECH MECHANICAL
MC MEDICINE CABINET
MEMB MEMBRANE
MET METAL
MEZZ MEZZANINE
MFR MANUFACTURE (R)
MIN MINIMUM, MINUTE
MISC MISCELLANEOUS
MO MASONRY OPENING
MULT MULTIPLE

N
N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

O
OC ON CENTER
OD OUTSIDE DIAMETER
OFI OWNER FURNISHED & INSTALLED
OFF OFFICE
OPNG OPENING
OPP OPPOSITE
ORD OVERFLOW ROOF DRAIN
OVHD OVERHEAD

P
P PANTRY
PED PEDESTAL
PERF PERFORATED
PERIM PERIMETER
PERM PERMANENT
PERP PERPENDICULAR
PL PROPERTY LINE
PLAM PLASTIC LAMINATE
PLWD PLYWOOD
PR PAIR
PRCST PRECAST
PREFAB PREFABRICATED
PRELIM PRELIMINARY
PRKG PARKING
PROJ PROJECT
PROP PROPERTY
PSI POUNDS PER SQUARE INCH
PT POST-TENSIONED, PRESSURE TREATED
PTD PAINTED
PVMT PAVEMENT

R
R RISER
R & S ROD & SHELF
RAD RADIUS
RC RESILIENT CHANNEL
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REF REFER (ENCE), REFRIGERATOR
REINF REINFORCE (D), (ING)
REQD REQUIRED
RESID RESIDENTIAL
RESIL RESILIENT
REV REVISION (S), REVISED
RFG ROOFING
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY

S
S SINK
S SOUTH
SAT SUSPENDED ACOUSTICAL TILE
SBC SEATTLE BUILDING CODE
SCHD SCHEDULE
SD STORM DRAIN
SF SQUARE FOOT
SHF SHELF
SHT SHEET
SHTG SHEATHING
SHV SHELVES (ING)
SI SQUARE INCH
SIM SIMILAR
SP STANDPIPE
SPEC SPECIFICATION
SPKLR SPRINKLER
SQ SQUARE
SS SANITARY SEWERS
ST STAINLESS STEEL
ST STREET
STC SOUND TRANSMISSION CLASS
STOR STORAGE
STRUCT STRUCTURE
SUSP SUSPENDED
SYS SYSTEM

T
T TREAD
T&G TONGUE AND GROOVE
TB TOWEL BAR - 24" UNO
TEL TELEPHONE
TEMP TEMPORARY
THK THICK (NESS)
THRU THROUGH
TOB TOP OF BEAM
TOC TOP OF CURB
TOD TOP OF DRAIN
TOFF TOP OF FINISH FLOOR
TOT TOTAL
TOW TOP OF WALL
TR TOWEL RING
TV TELEVISION
TYP TYPICAL

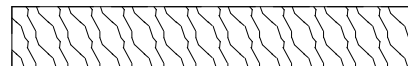
U
UBC UNIFORM BUILDING CODE
UNFIN UNFINISHED
UNO UNLESS NOTED OTHERWISE
UTIL UTILITY

V
VB VAPOR BARRIER
VCT VINYL COMPOSITION TILE
VEH VEHICLE
VERT VERTICAL
VIF VERIFY IN FIELD
VIN VINYL
VT VINYL TILE

W
W WEST, WIDE, WASHER
W WITH
W/D WASHER / DRYER
W/O WITHOUT
WAC WASHINGTON ACCESSIBILITY
CODE
WC WATER CLOSET
WD WOOD
WDW WINDOW
WH DOMESTIC WATER HEATER TANK
WRB WATER RESISTIVE BARRIER

GRAPHIC SYMBOLS

LARGE SCALE SECTIONS



MATERIAL

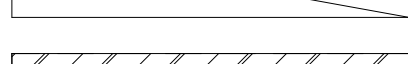
FINISHED
WOOD



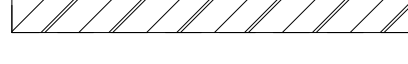
CONTINUOUS
ROUGH FRAMING



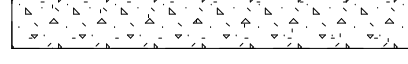
BLOCKING



PLYWOOD



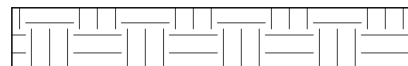
CONCRETE
CAST-IN-PLACE



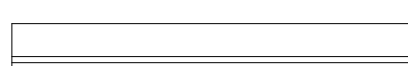
GRANULAR FILL



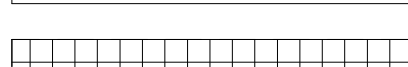
EARTH



GLASS



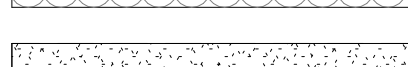
RIGID INSULATION



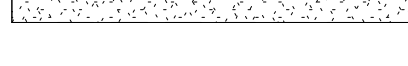
BATT INSULATION



GWB



DRAWING NUMBER



DETAIL SECTION



SHEET NUMBER



DRAWING NUMBER



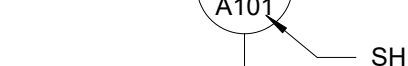
BUILDING SECTION



SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



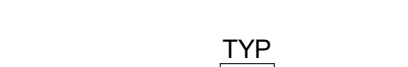
SHEET NUMBER



DRAWING NUMBER



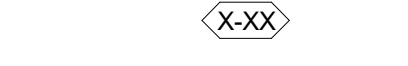
BUILDING ELEVATION
OR
INTERIOR ELEVATION



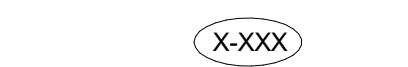
SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



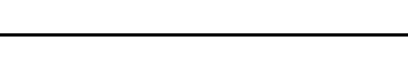
DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



DRAWING NUMBER



BUILDING ELEVATION
OR
INTERIOR ELEVATION



SHEET NUMBER



DRAWING NUMBER

PROJECT DESCRIPTION

REPLACE EXTERIOR EXIT STAIRS AND DECKS ON THE
REAR ELEVATION OF A HISTORIC BUILDING.
REPLACEMENT IS NECESSARY DUE TO POOR
CONDITION OF CURRENT STRUCTURE DUE TO ROT AND
WATER DAMAGE

PROJECT INFORMATION

PROPERTY LOCATION: 601 EASTLAKE AVE E, SEATTLE WA
98109

PARCEL NUMBER: 292504-9097
TOTAL PROPERTY SIZE: 0.34 ACRES

CURRENT ZONING: SM-SLU 100/95
URBAN VILLAGE: SOUTH LAKE UNION URBAN CENTER
"PARKING FLEXIBILITY AREA"

SEATTLE LANDMARK: 76/95

APPLICABLE BUILDING AND ZONING CODES:
SEATTLE MUNICIPAL CODE, 2015 SEATTLE BUILDING CODE,
2015 SEATTLE EXISTING BUILDING CODE, ICC A117.1-2009

BUILDING OCCUPANCY BY USE: B AND R-2
CONSTRUCTION TYPE: V-A
FIRE SPRINKLER: FULLY SPRINKLERED PER 1997 BUILDING
PERMIT DRAWINGS AND HAS SIDE WALL SPRINKLERS ALONG
THE EXTERIOR DECKS AND STAIRS

BUILDING FOOTPRINT (WITHOUT DECKS): 7,546 SF
PROPOSED DECK FOOTPRINT:

GROSS BUILDING AREAS
BASEMENT (MIXED OCCUPANCY): 7,546 SF
FIRST FLOOR (B OCCUPANCY): 7,546 SF
SECOND FLOOR (R-2 OCCUPANCY): 7,207 SF
THIRD FLOOR (R-2 OCCUPANCY): 7,207 SF
TOTAL GROSS FLOOR AREA: 29,506 SF

PROPOSED DECK AREAS

FIRST FLOOR 913 - 1,068 SF
SECOND FLOOR 565 - 1010 SF
THIRD FLOOR 562 - 1012 SF
TOTAL DECK AREA: 2,040 - 3,090 SF

CODE NOTES

SEATTLE MUNICIPAL CODE

23.48.280 MAXIMUM PARKING IN SOUTH LAKE UNION URBAN CENTER: 1 PARKING SPACE PER 1000 SF OF GROSS NONRESIDENTIAL FLOOR AREA

23.54.015 TABLE A-II-J: NO REQUIRED PARKING FOR NON-RESIDENTIAL USES IN AN URBAN CENTER
23.54.015 TABLE B-II-L: NO REQUIRED PARKING FOR MULTIFAMILY RESIDENTIAL IN AN URBAN CENTER

23.54.030 - PARKING SPACE AND ACCESS STANDARDS

- "LARGE VEHICLE" PARKING SPACE MEANS SPACE 8.5 FT IN WIDTH AND 19 FEET IN LENGTH
- "MEDIUM VEHICLE" PARKING SPACE MEANS SPACE 8.0 FT IN WIDTH AND 16 FEET IN LENGTH
- "SMALL VEHICLE" PARKING SPACE MEANS SPACE 7.5 FT IN WIDTH AND 15 FEET IN LENGTH
- "BARRIER-FREE PARKING" MEETS THE FOLLOWING STANDARDS:
 - WIDTH NOT LESS THAN 8 FEET, ADJACENT ACCESS AISLE MIN 5 FEET IN WIDTH, VAN SPACE ACCESS AISLE MIN 8 FEET CAN SHARE AISLE
 - AT LEAST ONE BARRIER FREE SPACE 19 FEET IN LENGTH, OTHER LENGTH IN APPROX. PROPORTION TO THE NUMBER OF EACH SIZE SPACE PROVIDED ON THE LOT.
- NONRESIDENTIAL USES: WHEN BETWEEN 11 AND 19 PARKING SPACES ARE PROVIDED, A MIN OF 25% OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. A MAX OF 65 OF THE PARKING SPACES MAY BE STRIPED FOR SMALL VEHICLES. A MIN OF 35% OF THE SPACES SHALL BE STRIPED FOR LARGE VEHICLES.
- PER TABLE: 90 DEGREE SPACES, 19 FT STALL: REQUIRED AISLE WIDTH = 24 FEET
- MIN AISLE WIDTH SHALL BE PROVIDED FOR LARGEST VEHICLES SERVED BY THE AISLE

2015 SEATTLE EXISTING BUILDING CODE

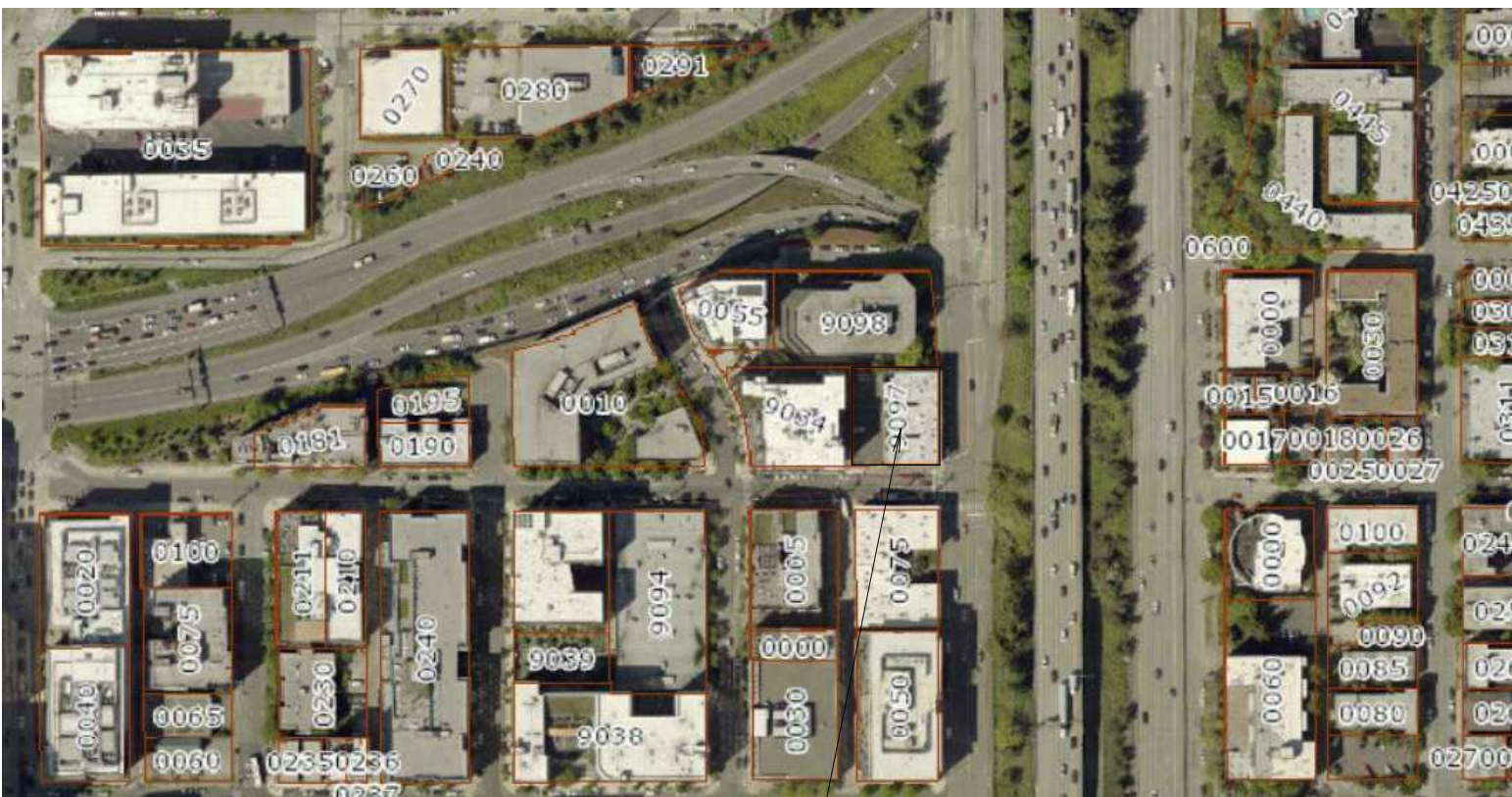
503.1 SCOPE. LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE
503.2 LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7..
702.6 ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF THE IBC AS APPLICABLE
703.1 ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
704.1 ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
705.1 A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 307.

2015 SEATTLE BUILDING CODE

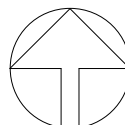
1005.1 DOORS WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF.
1008 MEANS OF EGRESS ILLUMINATION IS REQUIRED.
1017.4 THERE SHALL NOT BE ENCLOSED SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
1011.8 A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FT BETWEEN FLOOR LEVELS OR LANDINGS.
1018.2 WITH AN OCCUPANT LOAD OF LESS THAN 50, THE MINIMUM CORRIDOR WIDTH IS 36"
1021.1 BALCONIES USED FOR EGRESS PURPOSES SHALL CONFORM TO THE SAME REQUIREMENTS AS CORRIDORS FOR MINIMUM WIDTH, REQUIRED CAPACITY, HEADROOM, DEAD ENDS AND PROJECTIONS.
1021.1 EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS
EXCEPTION: SEPARATION IS NOT REQUIRED WHERE THE EXTERIOR EGRESS BALCONY IS SERVED BY NOT LESS THAN TWO STAIRWAYS AND A DEAD-END TRAVEL CONDITION DOES NOT REQUIRE TRAVEL PAST AN UNPROTECTED OPENING TO REACH A STAIRWAY.
1027.5 EXTERIOR EXIT STAIRWAYS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FT FROM ADJACENT LOT LINES.
1027.6 EXTERIOR EXIT STAIRWAYS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.
EXCEPTION 3: SEPARATION NOT REQUIRED PROVIDED ITEMS 3.1 THROUGH 3.5 ARE MET:
3.1 EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.1.1 OR 903.3.1.2
3.2 THE OPEN ENDED CORRIDORS COMPLY WITH SECTION 1020.
3.3 THE OPEN ENDED CORRIDORS ARE CONNECTED ON EACH END TO AN EXTERIOR EXIT STAIRWAY.
3.4 THE EXTERIOR WALLS AND OPENINGS ADJACENT COMPLY WITH SECTIONS 1023.7 AND 1027.7
3.5 STAIRS AT CHANGE OF DIRECTION...

SHEET INDEX

A00.1 COVER SHEET
A11.1 SITE PLAN
A20.1 HISTORIC EXTERIOR DECK & STAIR PLANS
A21.1 EXISTING PARKING & STAIRS BASEMENT PLAN
A21.2 EXISTING EXTERIOR DECK & STAIR PLANS
A21.3 EXISTING BASEMENT & FIRST FLOOR PLAN
A21.4 EXISTING SECOND & THIRD FLOOR PLAN
A22.1 PROPOSED PARKING & STAIRS BASEMENT PLAN
A22.2 PROPOSED EXTERIOR DECK & STAIRS
A30.1 WEST ELEVATION - HISTORIC & EXISTING
A31.1 WEST ELEVATION PROPOSED
A40.1 PERSPECTIVE VIEWS - HISTORIC AND EXISTING
A41.1 PERSPECTIVE VIEWS - PROPOSED



JENSEN BLOCK SITE



VICINITY MAP
NTS

JENSEN BLOCK

601 EASTLAKE AVE E, SEATTLE, WA 98109

JENSEN BLOCK APTS LLC

1253 S JACKSON, SUITE A, SEATTLE WA

TONKIN
architecture

204 First Avenue South
Seattle, WA 98104
P 206-624-7880 | F 206-622-1766
www.tonkinarchitecture.com

DRAWING ISSUE
PRELIMINARY
LANDMARKS
11/30/2020
02/18/2021

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

DRAWING TITLE
COVER SHEET

SCALE: As indicated
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.

A00.1

NOT FOR
CONSTRUCTION

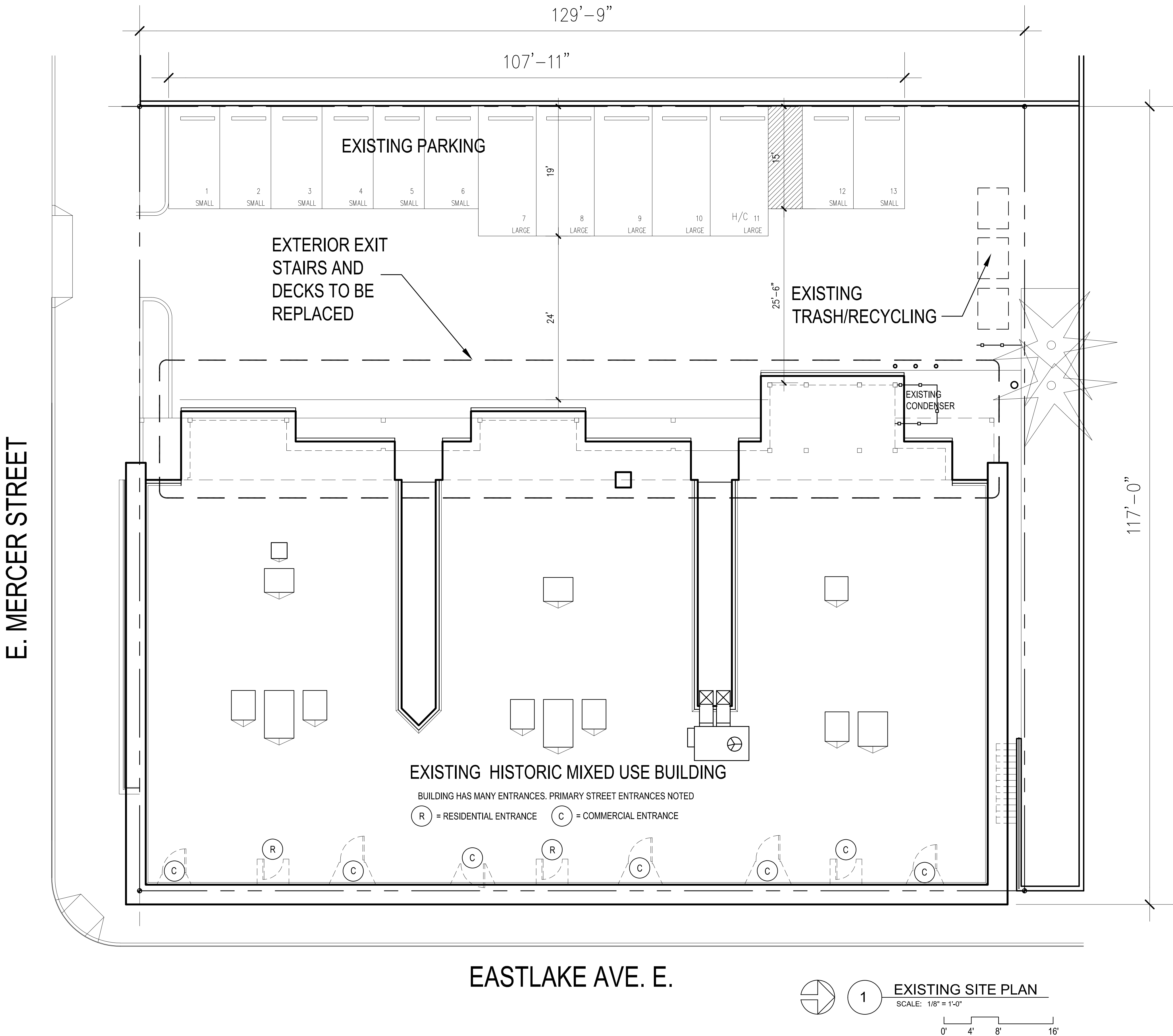
SITE INFORMATION

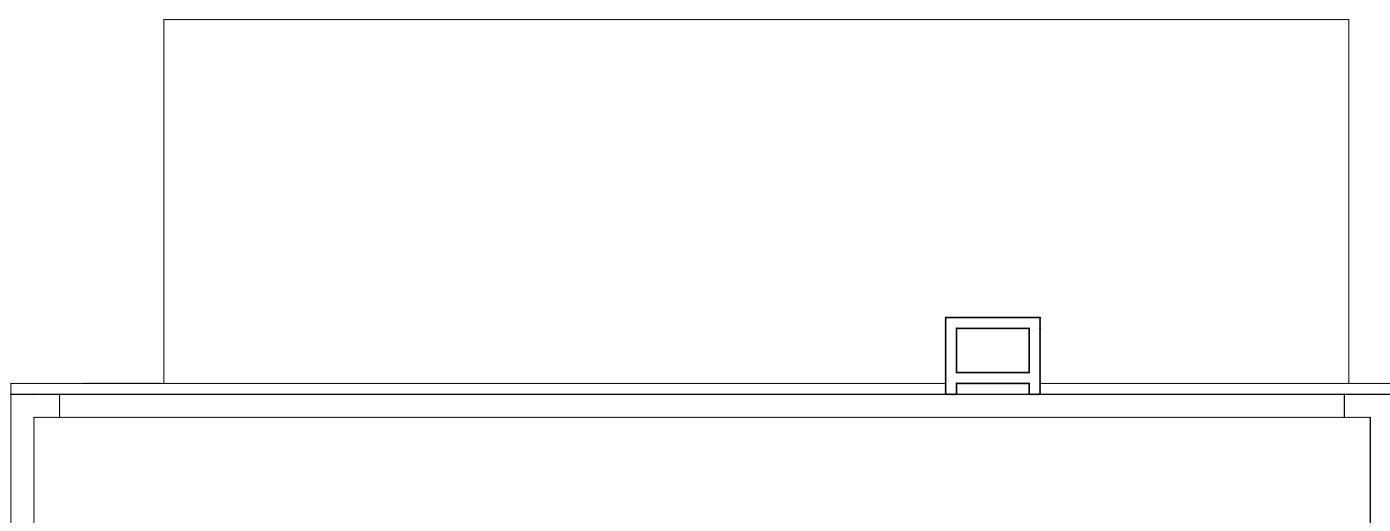
OWNER: JENSEN BLOCK APTS LLC

PARCEL NUMBER: 292504-9097

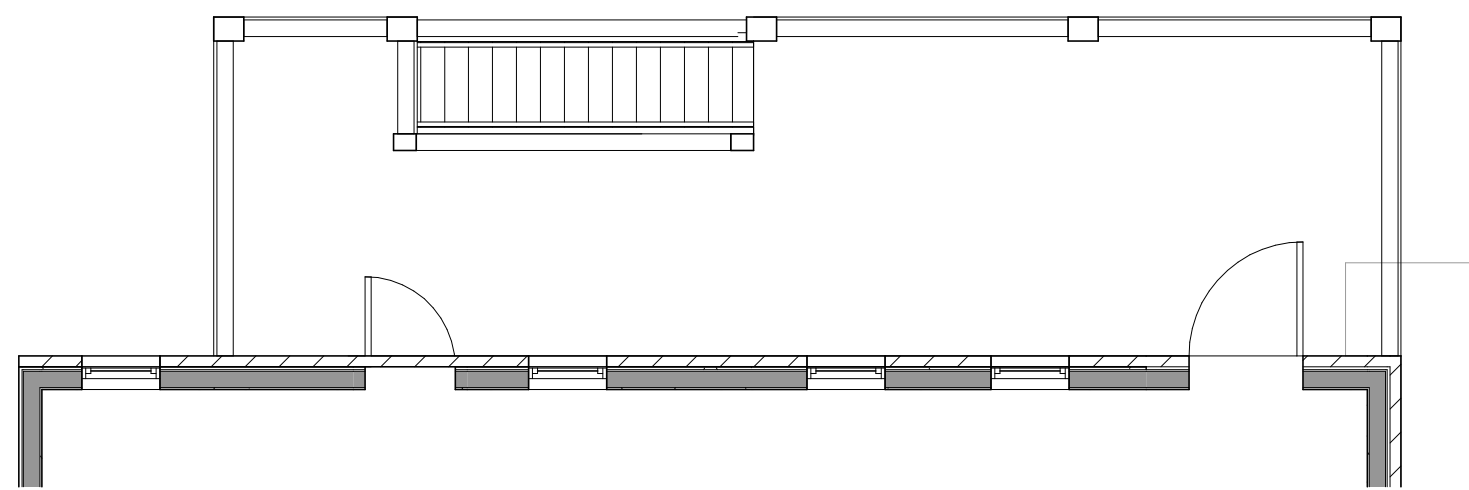
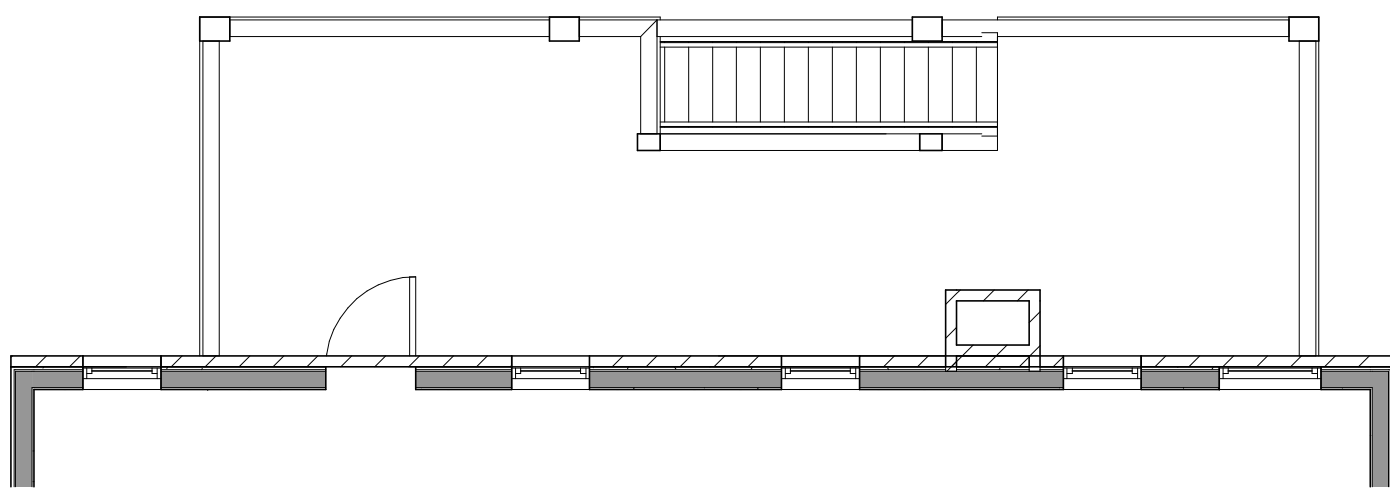
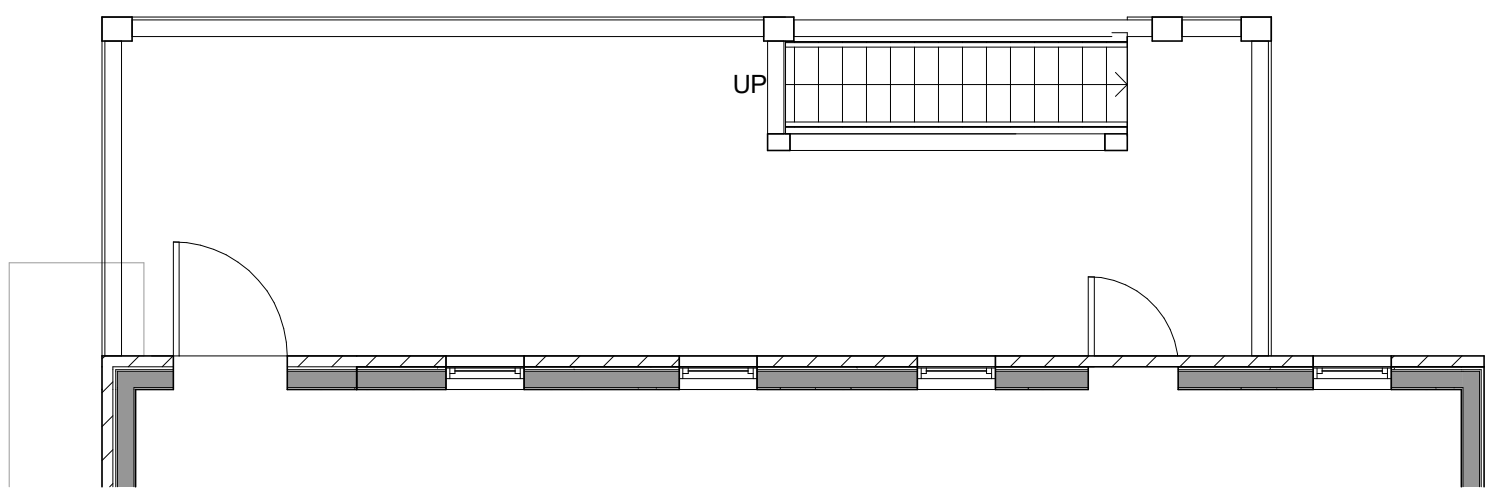
PARCEL ADDRESS: 601 EASTLAKE AVE E, SEATTLE WA 98109

LEGAL DESCRIPTION: E 115 FT OF NW 1/4 OF SW 1/4 LY W OF EASTLAKE AVE AS ESTAB BY COND #23374 & E OF YALE AVE N & N OF MERCER ST & S OF LN MIDWAY BETWEEN N LN SD SUBD & N MGN OF MERCER ST HIST EX RCW 84.26

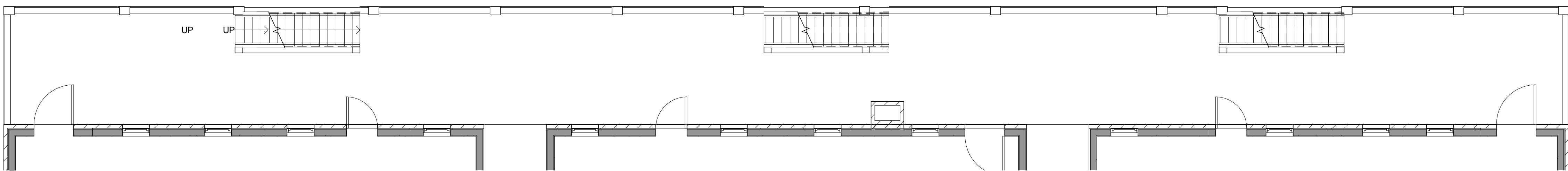




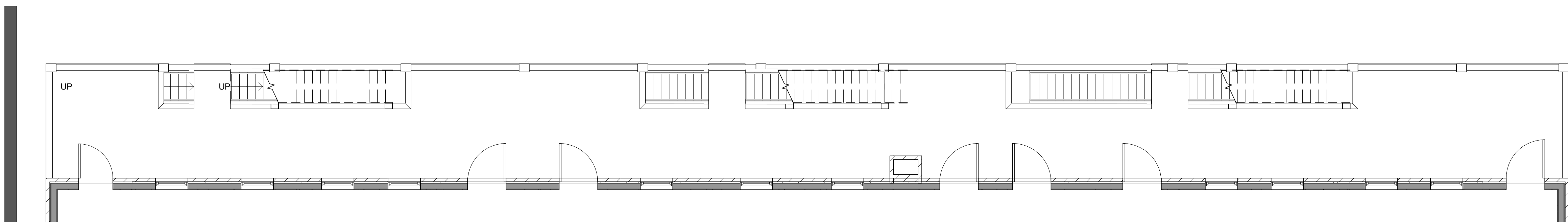
5 HISTORIC - ROOF PLAN
SCALE: 3/16" = 1'-0"



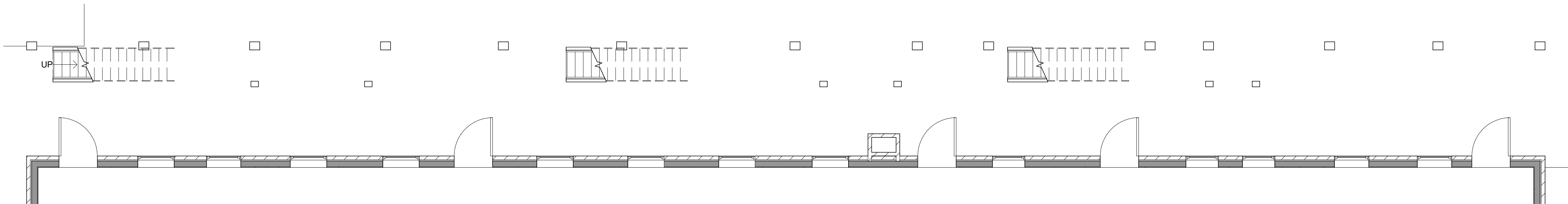
4 HISTORIC - THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



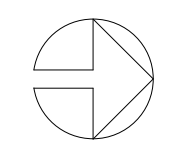
3 HISTORIC - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 HISTORIC - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 HISTORIC - BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



0' 1' 2' 4' 8'

NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED

APPROVAL

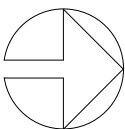
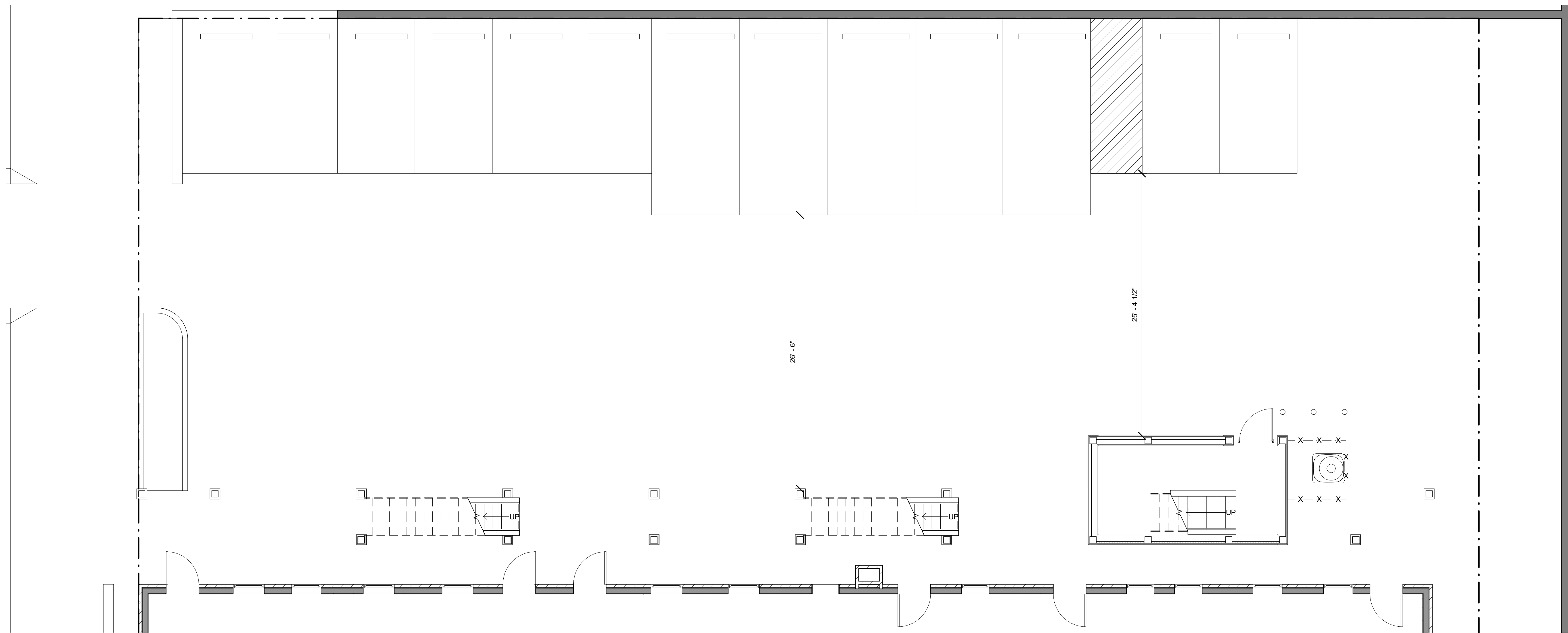
STAMP SPACE

DRAWING TITLE
HISTORIC
EXTERIOR DECK &
STAIR PLANS

SCALE: 3/16" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.

A20.1



1

EXISTING PARKING & STAIRS BASEMENT PLAN

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

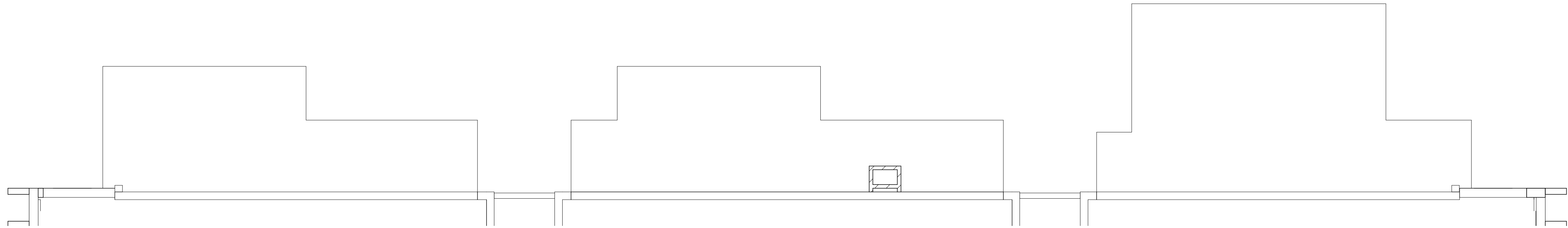
SDCI DEDICATED
APPROVAL
STAMP SPACE

DRAWING TITLE
EXISTING PARKING
& STAIRS
BASEMENT PLAN

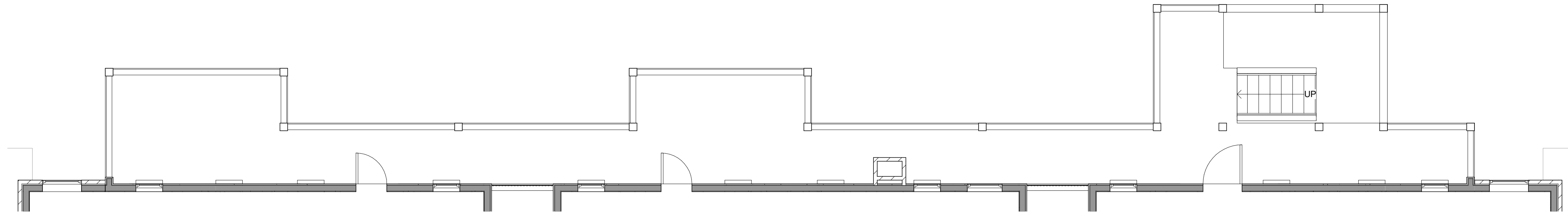
SCALE: 3/16" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.

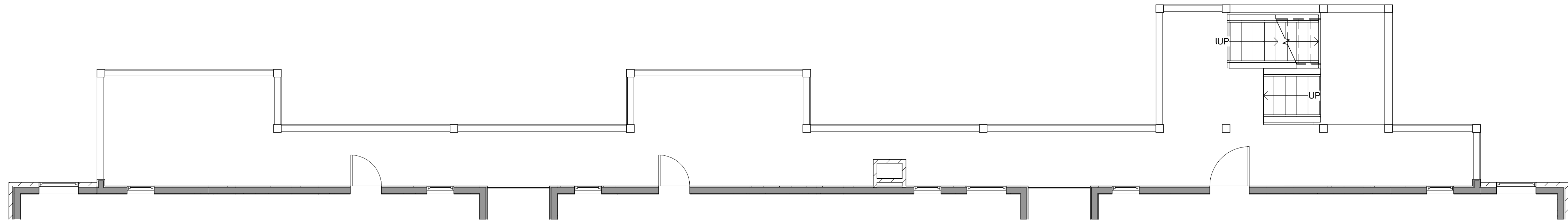
A21.1



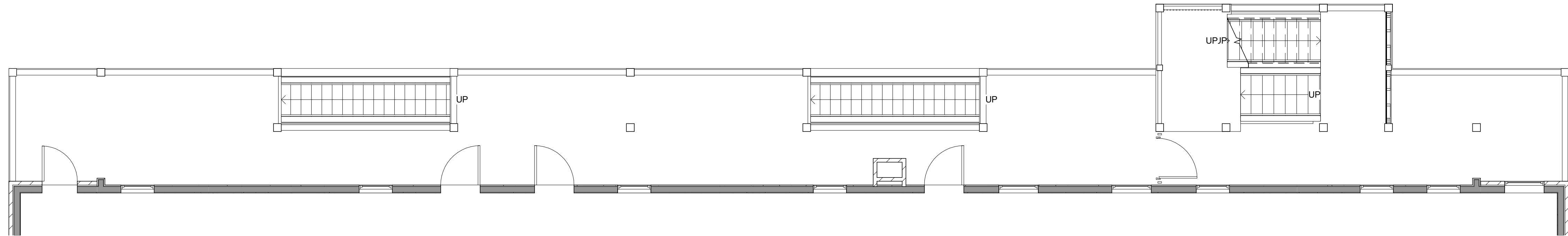
5 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



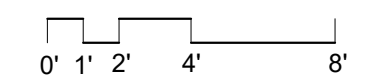
4 EXISTING THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



NO	REV	DATE

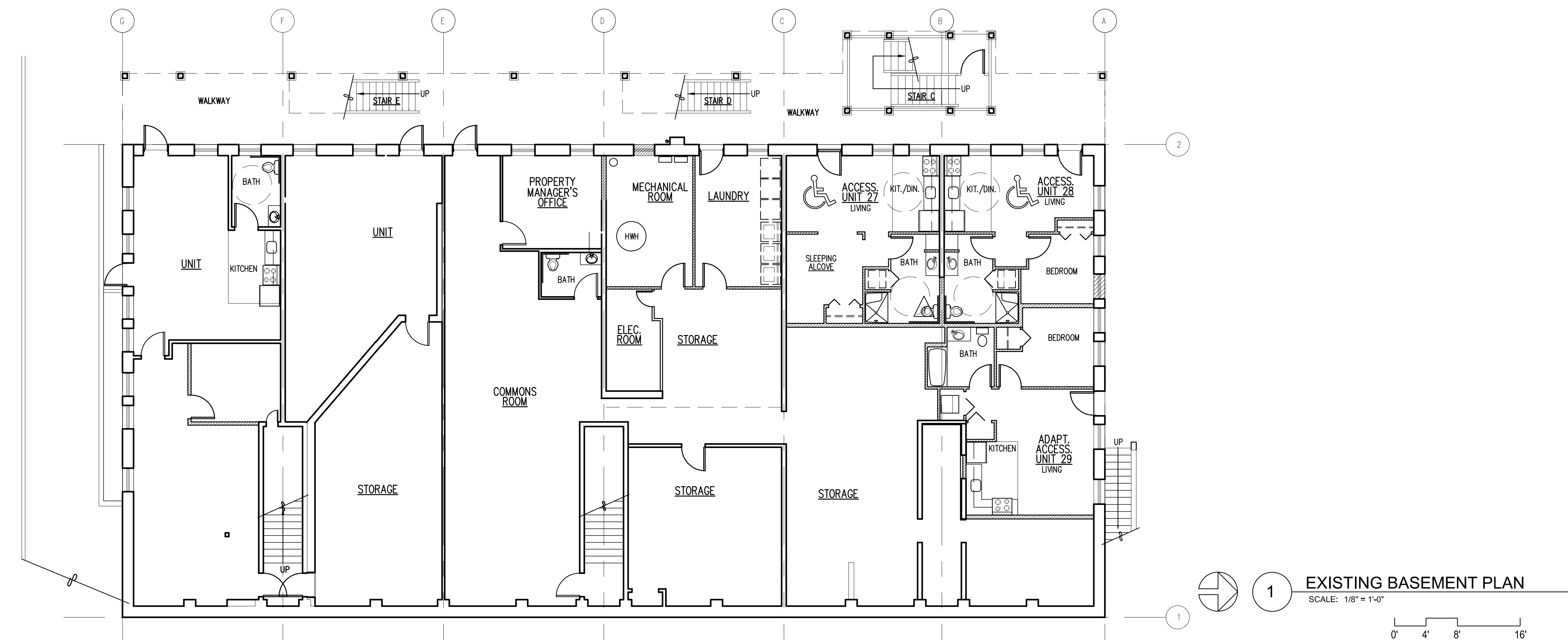
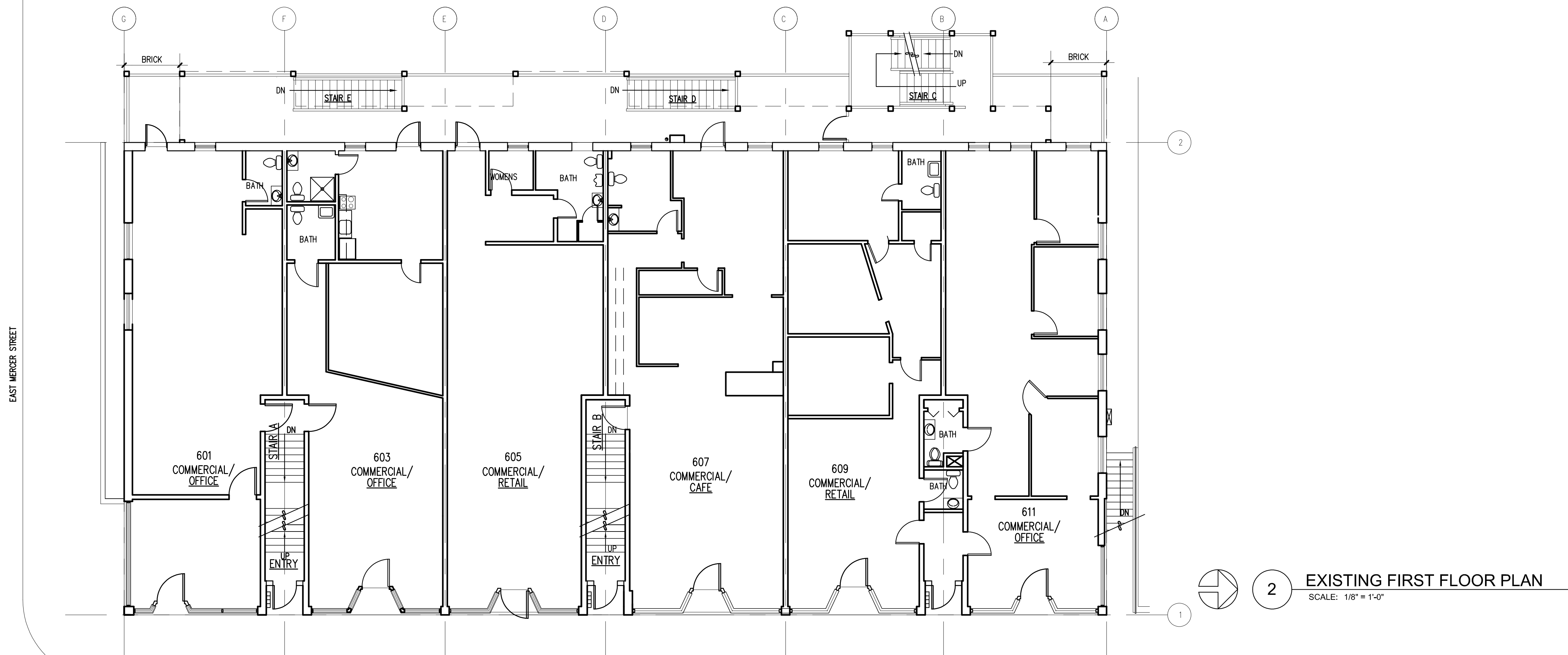
FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

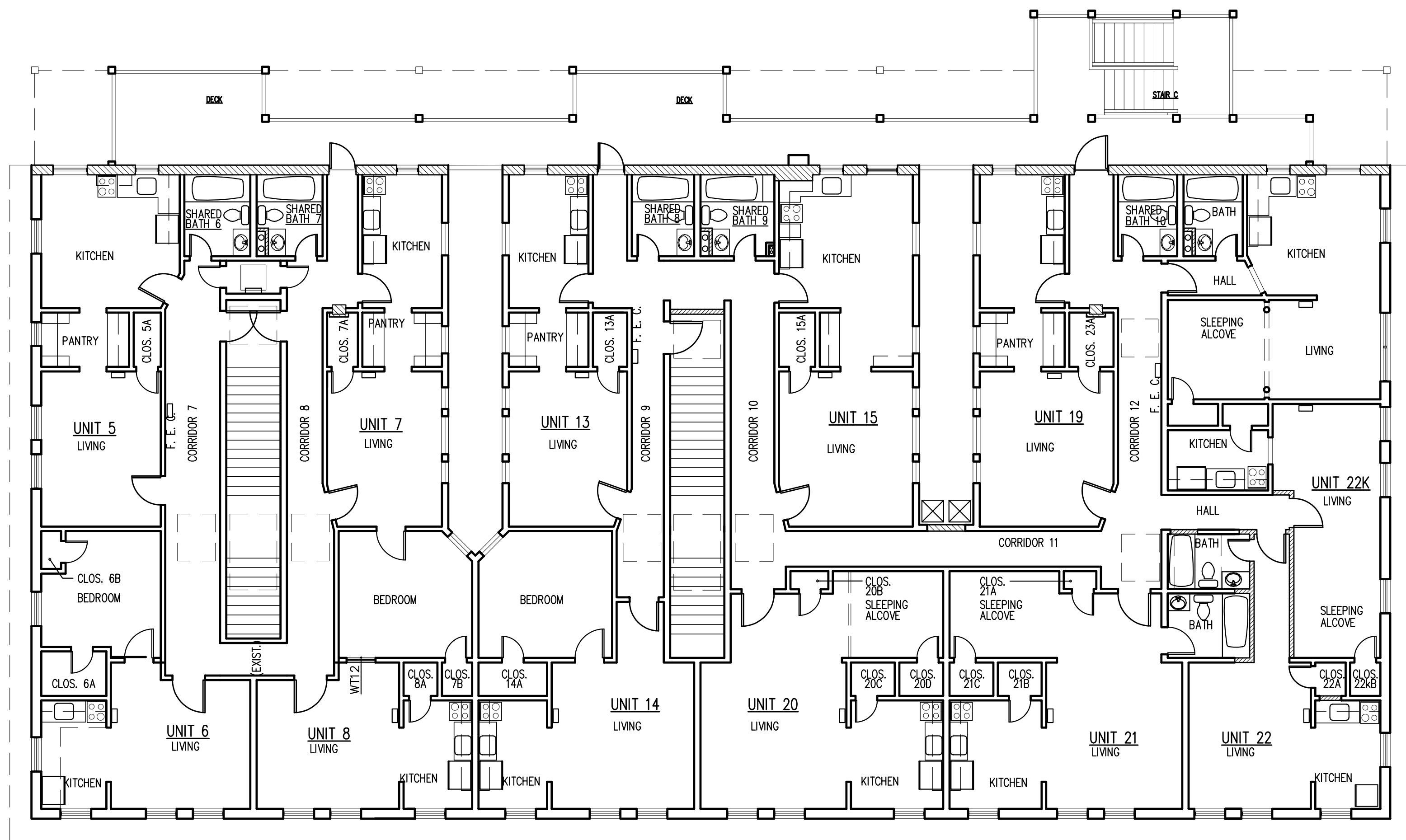
SDCI DEDICATED
APPROVAL
STAMP SPACE

DRAWING TITLE
EXISTING
EXTERIOR DECK &
STAIR PLANS

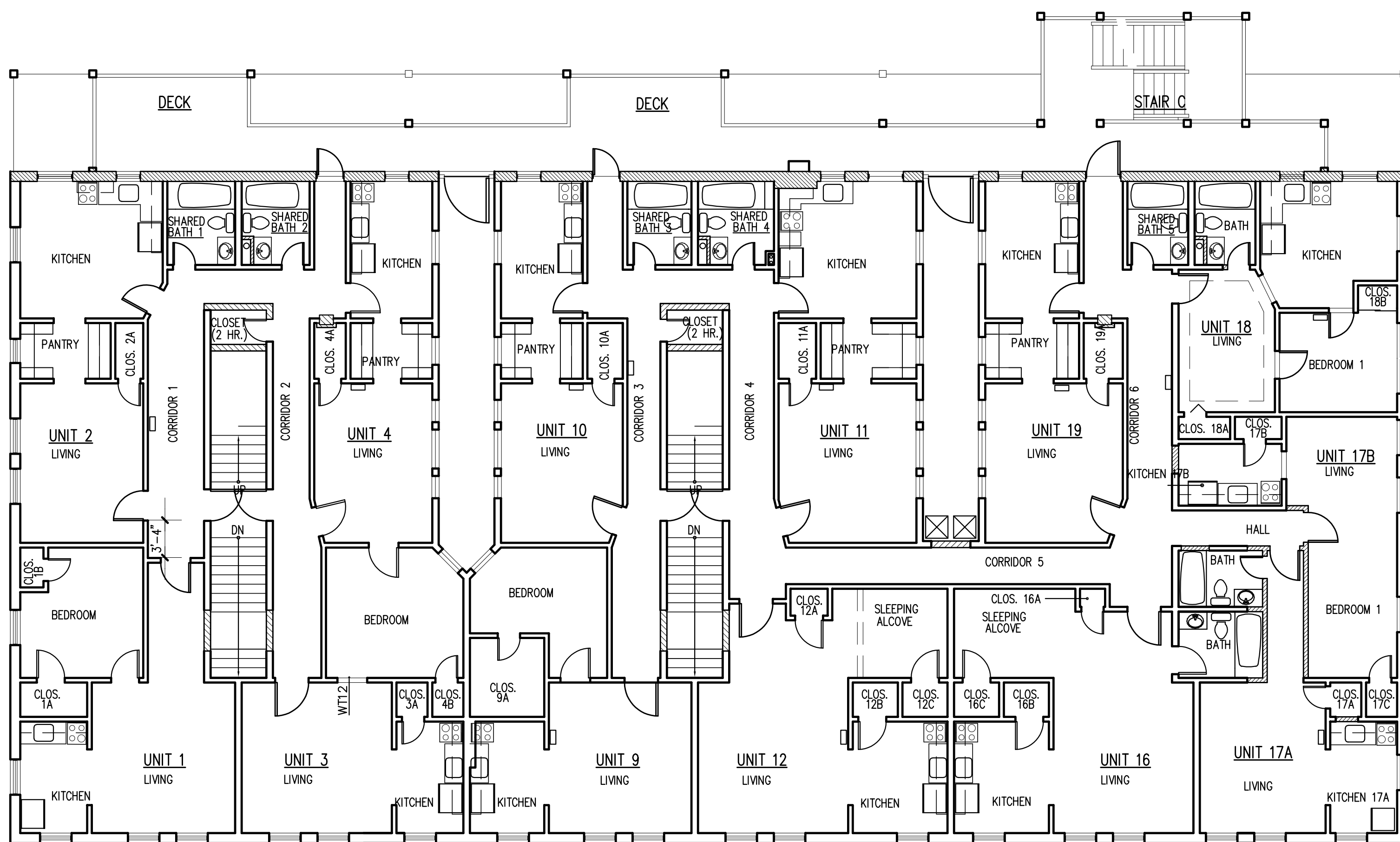
SCALE: 3/16" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.
A21.2



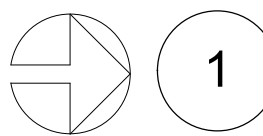
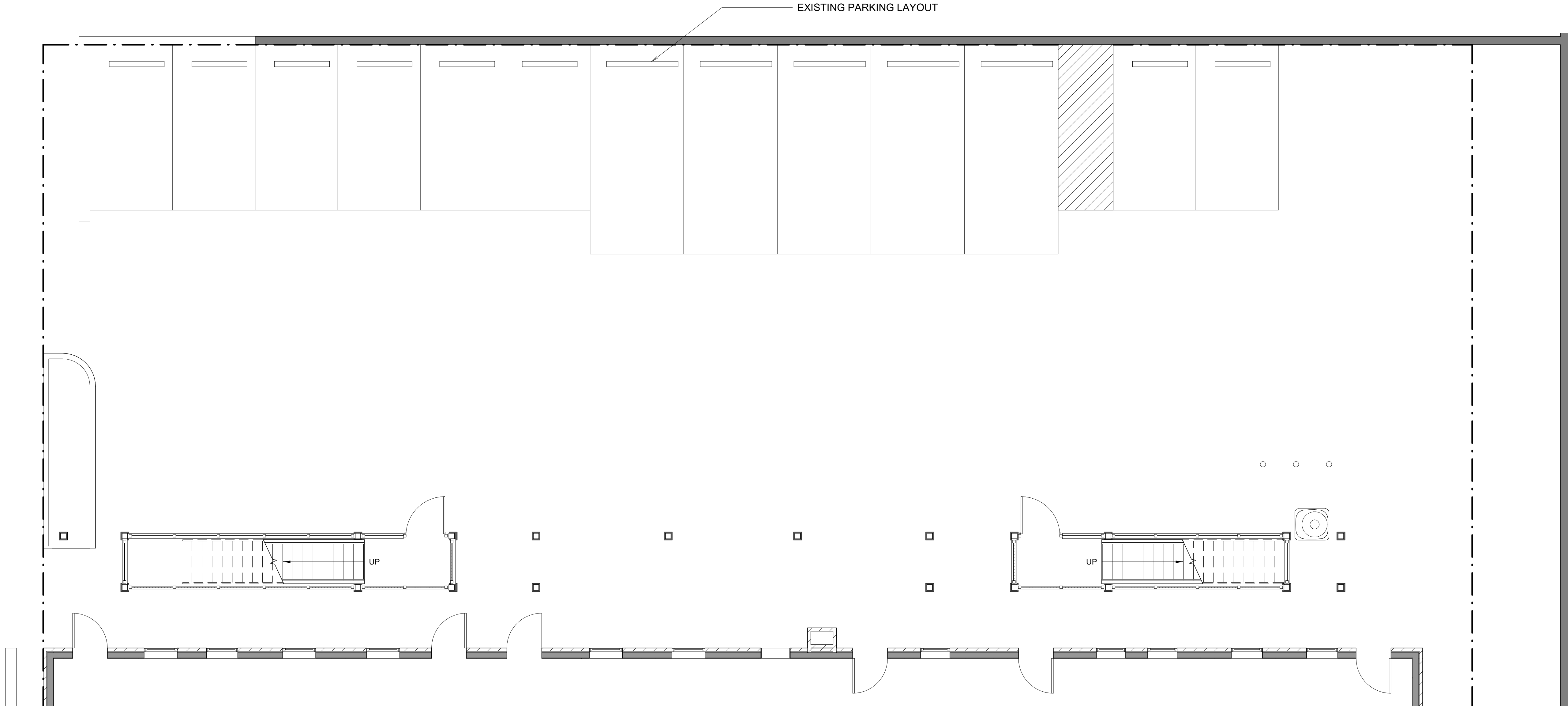


2 EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

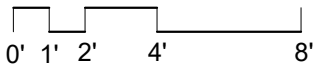


1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

MERCER ST.



1 PARKING AND BASEMENT LEVEL PLAN
SCALE: 3/16" = 1'-0"



NO	REV	DATE

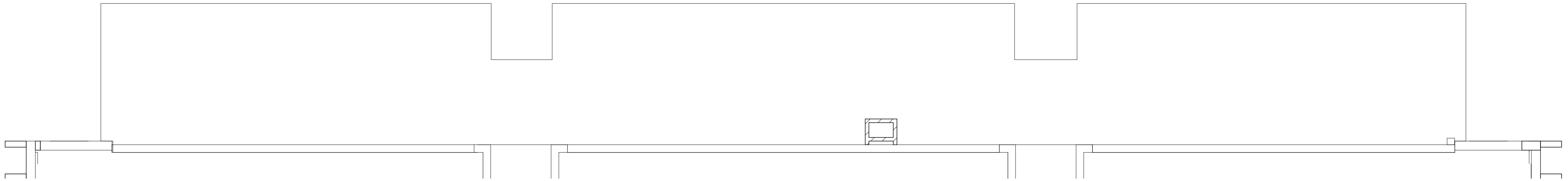
FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED
APPROVAL
STAMP SPACE

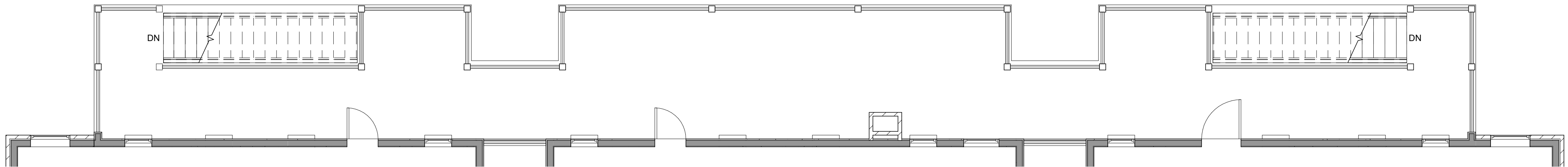
DRAWING TITLE
**PROPOSED
PARKING & STAIRS
BASEMENT PLAN**

SCALE: 3/16" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

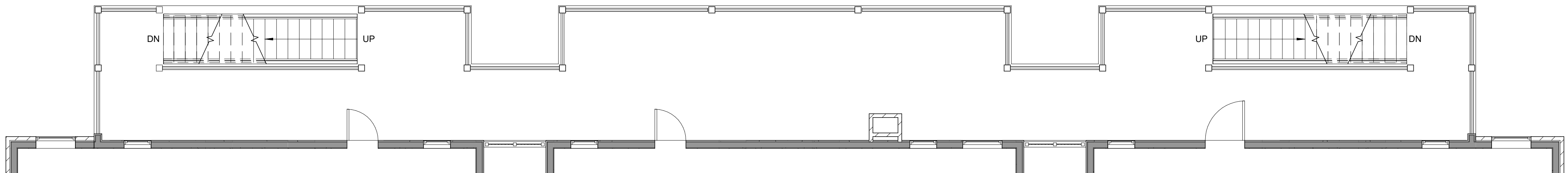
SHEET NO.
A22.1



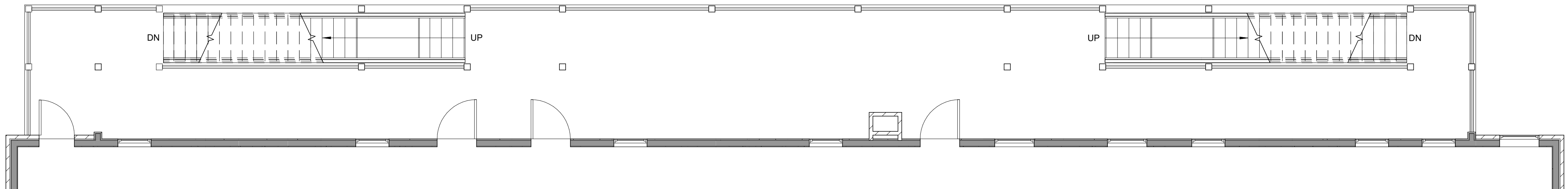
4 BALCONY ROOF PLAN
SCALE: 3/16" = 1'-0"



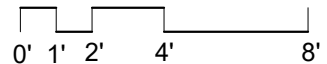
3 THIRD FLOOR BALCONY PLAN
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR BALCONY PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR BALCONY PLAN
SCALE: 3/16" = 1'-0"



NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED

APPROVAL

STAMP SPACE

DRAWING TITLE
PROPOSED
EXTERIOR DECK &
STAIRS

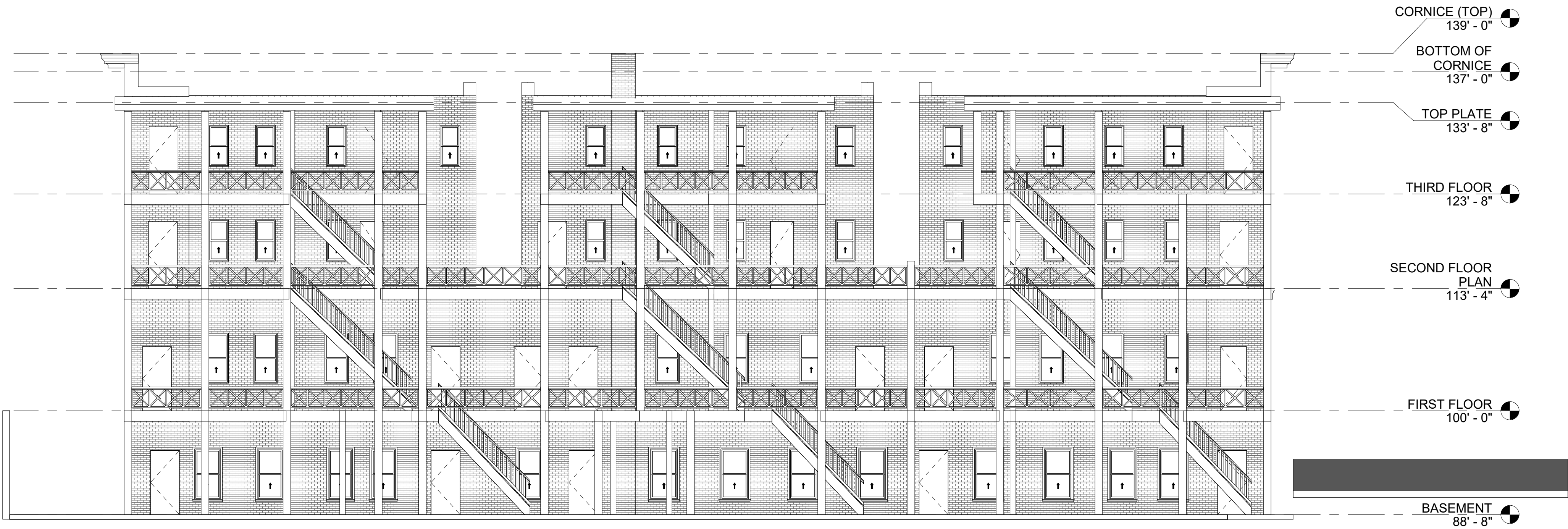
SCALE: 3/16" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.

A22.2



2 EXISTING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 HISTORIC - WEST ELEVATION
SCALE: 1/8" = 1'-0"

NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED
APPROVAL
STAMP SPACE

DRAWING TITLE
WEST ELEVATION -
HISTORIC &
EXISTING

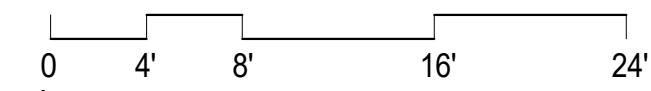
SCALE: 1/8" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.



1 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

TOTAL PROPOSED DECK AREA - 3,090 SF
TOTAL PROPOSED RAILING LENGTH - 455'-6"
TOTAL NUMBER OF POSTS - 24
TOTAL STRUCTURE HEIGHT - 45'-0"



NO	REV	DATE

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

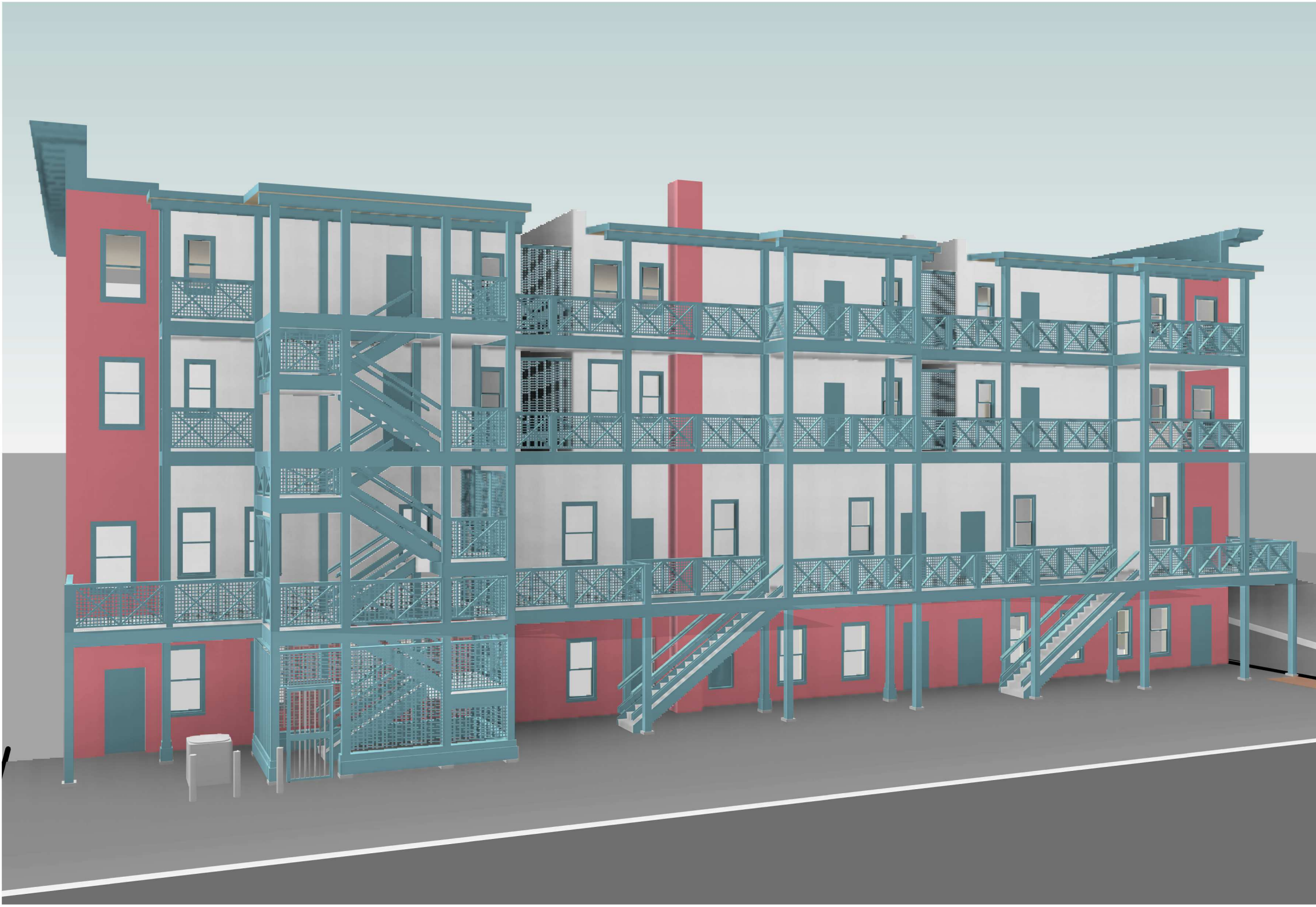
DRAWING TITLE
**WEST
ELEVATION
PROPOSED**

SCALE: 1/8" = 1'-0"
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

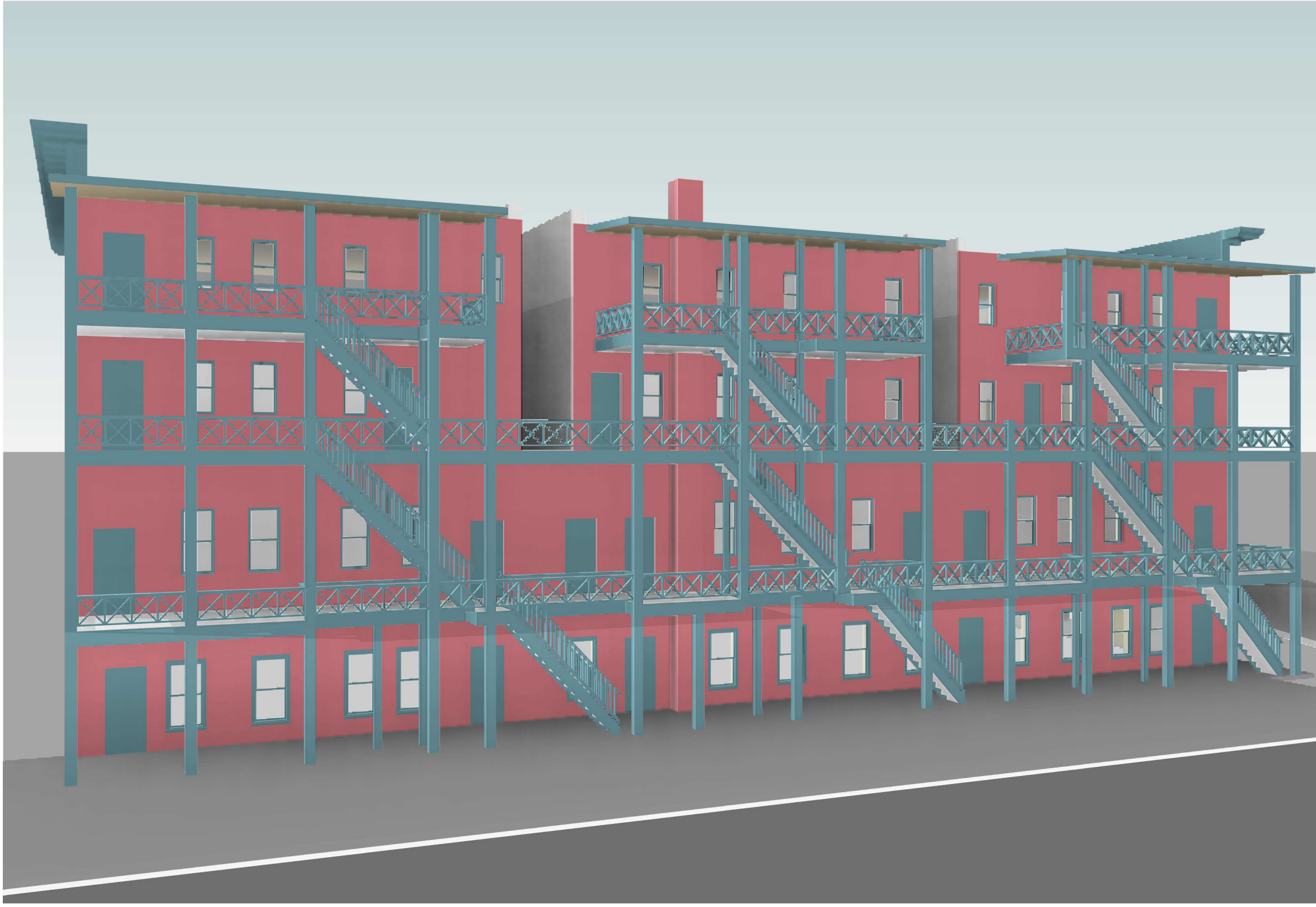
SHEET NO.

A31.1

NOT FOR
CONSTRUCTION



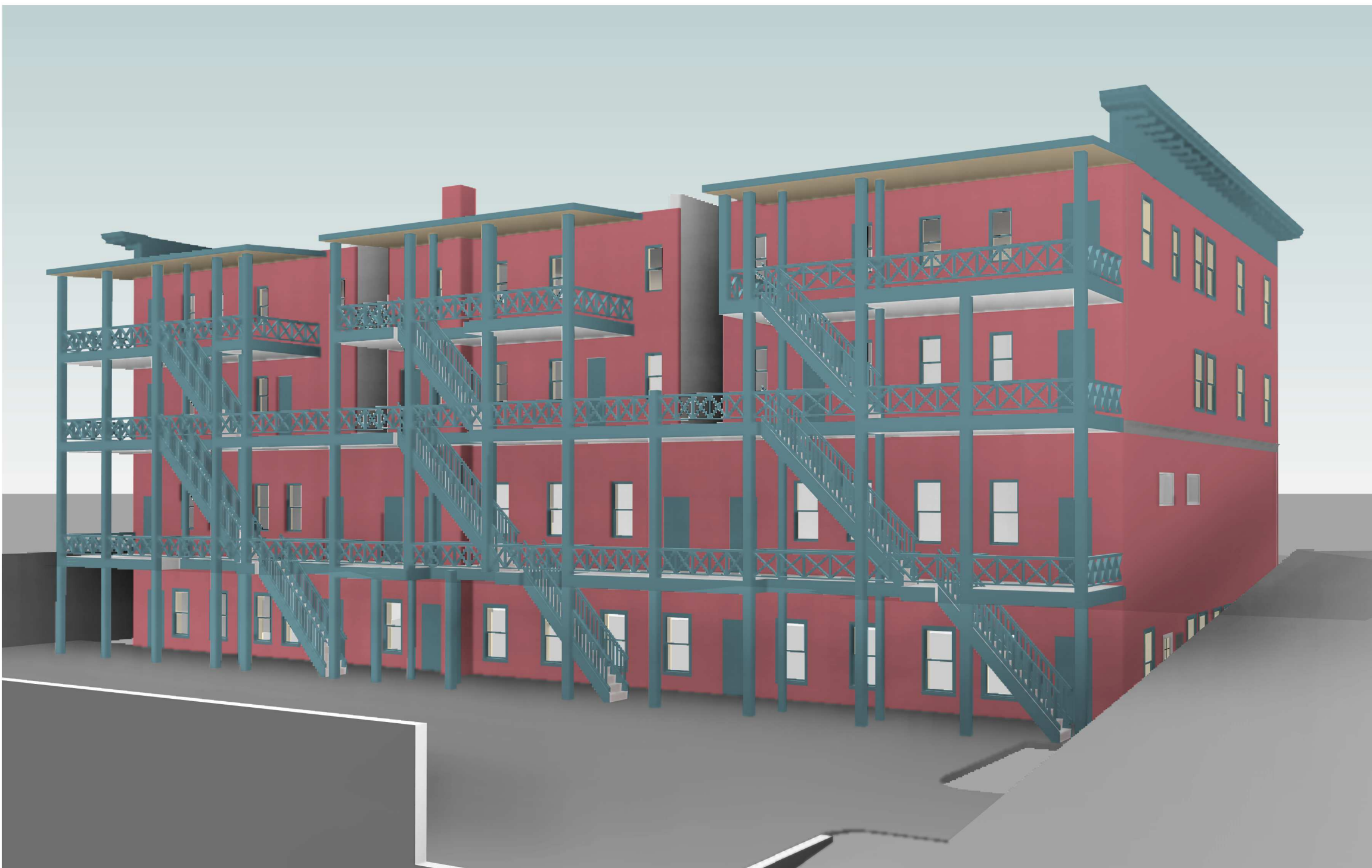
4 EXISTING - CORNER VIEW
SCALE: NTS



2 HISTORIC - CORNER VIEW
SCALE: NTS



3 EXISTING - STREET VIEW
SCALE: NTS



1 HISTORIC - STREET VIEW
SCALE: NTS

NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED
APPROVAL
STAMP SPACE

DRAWING TITLE
PERSPECTIVE
VIEWS - HISTORIC
AND EXISTING

SCALE:
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO.

PROPOSED MATERIALS AND ASSEMBLIES

- STRUCTURE -

DECK -

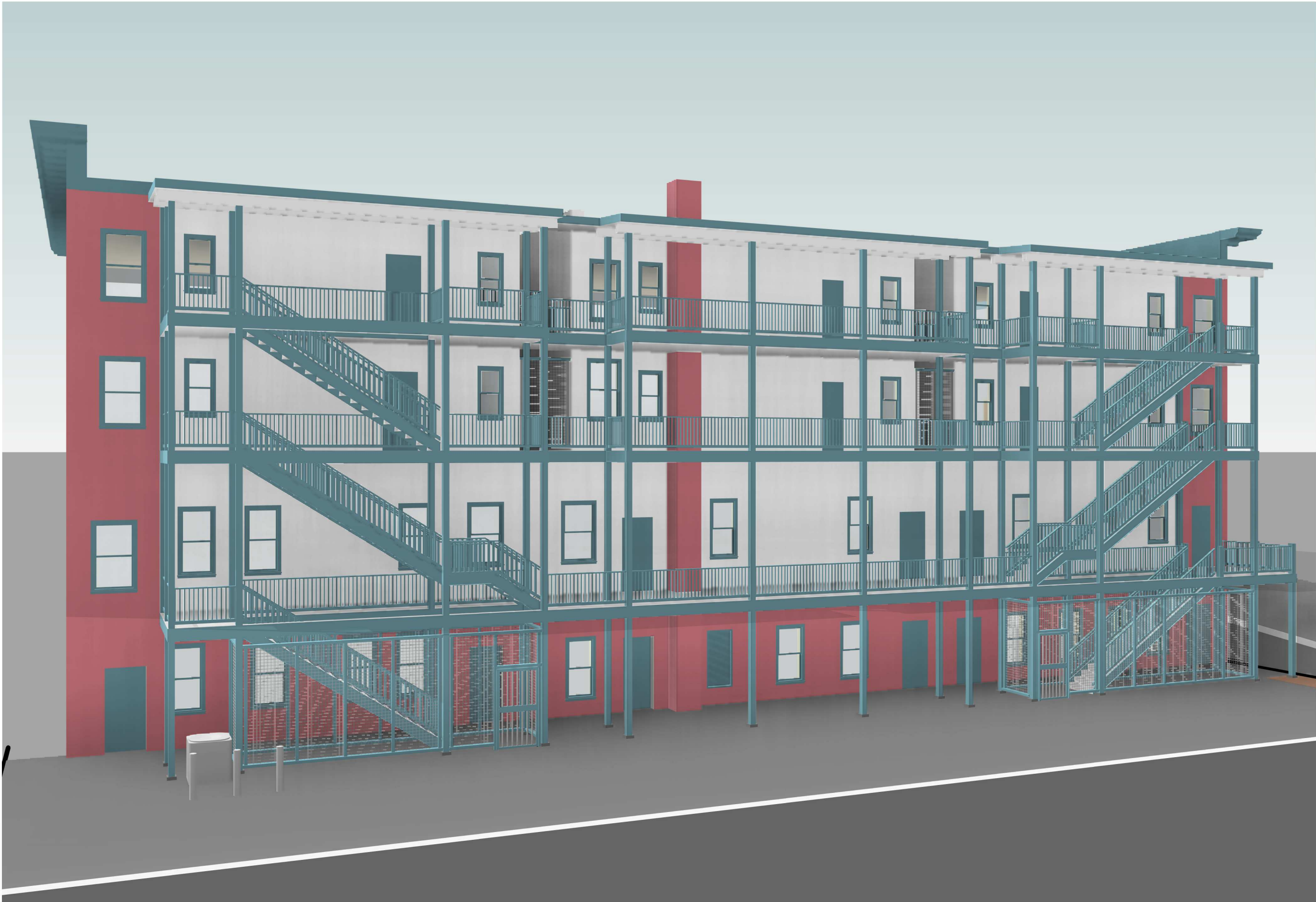
STAIRS -

SECURITY ENCLOSURES -
- STEEL PROTECTED WITH INTUMESCENT PAINT AND PAINTED TO MATCH EXISTING CORNICE

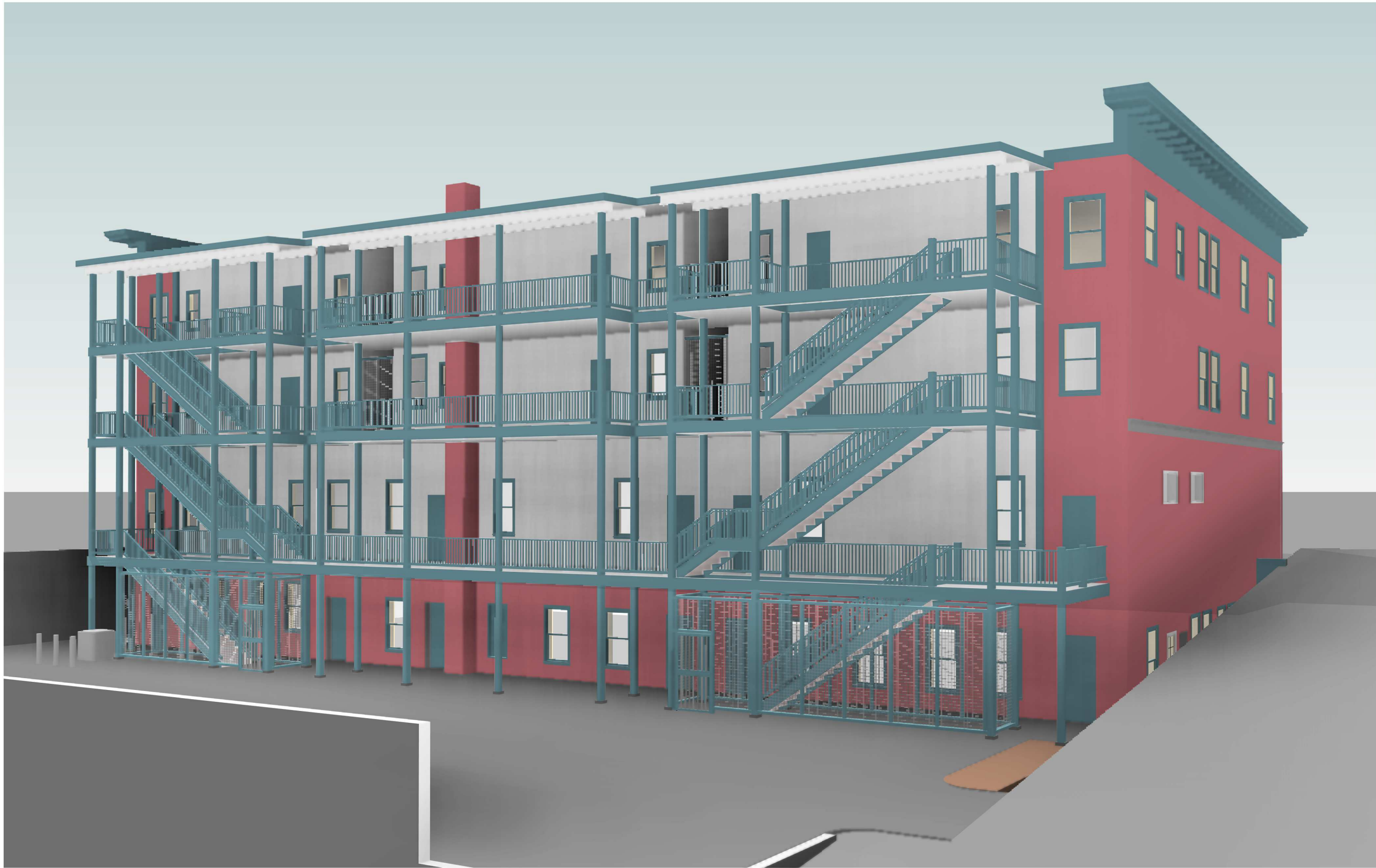
CONCRETE DECK ON STEEL (1HR FIRE RATED)

STEEL GRATE OR CONCRETE RISERS AND TREADS WITH ALUMINUM RAILINGS PAINTED TO MATCH EXISTING CORNICE

STEEL SECURITY MESH



2 PROPOSED - CORNER VIEW
SCALE: NTS



1 PROPOSED - STREET VIEW
SCALE: NTS

NO	REV	DATE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

SDCI DEDICATED
APPROVAL
STAMP SPACE

DRAWING TITLE
PERSPECTIVE
VIEWS -
PROPOSED

SCALE:
PLOT DATE: 02/18/21
PRINCIPAL: PD
PROJ. MGR.: PD
DRAFTER: JD

SHEET NO: